

**\$177,000\***

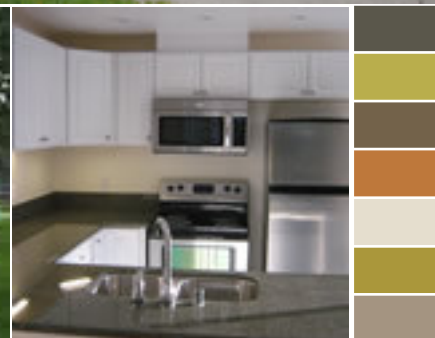
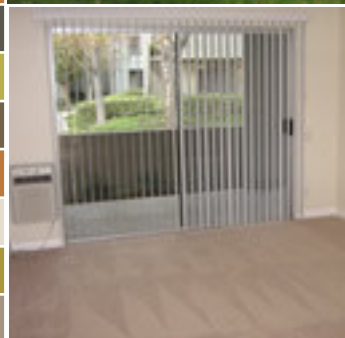
*Homebuyer Assistance  
available depending upon  
income*

Prices and terms are subject to  
change without notice.

Condominium  
Year Built: 1981  
Lower Level  
2 Bedrooms  
1 Bath  
Dining Room  
Covered Patio  
Approx. 904 sq. ft.  
Forced Air Heat  
Air Conditioning  
New Granite Countertops  
New Carpet  
New EnergyStar® Appliances  
Ceramic Tile: Kitchen, Bath  
Freshly Painted  
Washer / Dryer hookup  
Large City Park Adjacent

**FOR SALE!**

## Own Your Own Home!



### 22011 Rimhurst Dr., Unit E in Lake Forest



#### Purchase Details:

- Down payment of 3% required (based on final purchase price).
- Additional purchase assistance may be available.
- Private showing available after qualifying for program.

#### Agent Information:

Marcelo Medrano, Realtor®  
Phone: 949-861-1824  
Email: [marcelo.medrano@century21.com](mailto:marcelo.medrano@century21.com)  
Visit: [www.medranorealty.com](http://www.medranorealty.com)  
DRE: 01893216  
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\* DISCLAIMER: the price above is an estimate. As the financing of this home is subject to one or more funding programs, we reserve the right to amend the price of this home in response to any changes in these funding programs.



## Own a Home of Your Own!



If you've ever dreamed of owning your own home, this could be your opportunity!

Funded by federal stimulus funds (NSP2), Habitat for Humanity of Orange County is collaborating with Neighborhood Housing Services (NHS) to purchase, renovate and sell foreclosed homes in communities throughout Orange County.

### The Purchase Price

The price for this home is \$177,000. Homebuyer Assistance may be available depending upon income. Prices and terms are subject to change without notice. (Disclaimer on reverse side.)

### Do you meet the income requirements?

#### ***This is an "income restricted" home***

In order to apply to purchase this home, you must meet the following income limits:

- Total income of all household members from all sources (employment, child support and/or SSI, Social Security disability, retirement, pensions, and other benefits) must be included.
- Total gross income (before deductions) must not exceed 120% of the median income for Orange County, as defined by HUD guidelines:

#### **Maximum income by household**

Single Household	Household of two	Household of three	Household of four	Household of five
\$80,900	\$92,450	\$104,000	\$115,550	\$124,800

#### ***Additional eligibility requirements***

- Legal U.S. residency
- This home must be owner-occupied.
- Demonstrate a history of financial responsibility with steady employment and/or other sources of income. Copies of tax returns for the past two years will be required as well as credit checks.
- Must have good credit and have steady employment history.

If you think you meet these requirements, please contact our Homebuyer and Family Services Department at 714-434-6200 x 227 or [familyservices@habitatoc.org](mailto:familyservices@habitatoc.org)

Check [www.habitatoc.org/revitalizedhomes](http://www.habitatoc.org/revitalizedhomes) for more offerings.



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